



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #3
December 2, 2014
BZH-28470

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 207 Washington Avenue North
Project Name: Chanticlear Pizza Storefront Replacement
Prepared By: [Lisa Steiner](#), City Planner, (612) 673-3950
Applicant: Peter Rein
Project Contact: Peter Rein
Ward: 3
Neighborhood: Downtown West; adjacent to North Loop
Request: To replace a non-historic storefront.
Required Applications:

Certificate of Appropriateness	To allow storefront replacement in the Warehouse Historic District.
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HISTORIC PROPERTY INFORMATION

Current Name	Chanticlear Pizza & Pedal Pub
Historic Name	Unknown
Historic Address	207-209 Washington Avenue North
Original Construction Date	1926
Original Architect	Monly Jackson Construction Company
Original Builder	Monly Jackson Construction Company
Original Engineer	Unknown
Historic Use	Retail
Current Use	Restaurant/Retail
Proposed Use	No change

Date Application Deemed Complete	November 10, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	January 9, 2015	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Minneapolis Warehouse Historic District
Period of Significance	1865 - 1930
Criteria of Significance	<i>Criteria 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history <i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction. <i>Criteria 6:</i> The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
Date of Local Designation	2009
Date of National Register Listing	1989
Applicable Design Guidelines	<i>Minneapolis Warehouse District Design Guidelines (2010)</i>

SUMMARY

BACKGROUND. The building at 207-209 Washington Avenue North was constructed in 1926. The one-story structure is approximately 5,000 square feet in size. The brick building was designed in a simple Commercial Style and incorporates two storefronts. A 1985 photo of the building (see appendix) was the earliest that could be located; it is unknown if this would have been the original storefront or if it had been altered. No issued permits specifically indicate storefront alteration between 1926 and 1985.

The south side of the 200 block of Washington Ave N was not included in the original local designation of the North Loop Warehouse Historic District in 1978. The subject building was first designated in the National Register of Historic Places as part of the Warehouse Historic District in 1989. In 2009, the building was also locally designated when the Warehouse Historic District boundaries were reevaluated and expanded to match those of the National Register district.

In 1987, the exterior of the building was significantly altered when both storefronts were replaced and the brick façade was covered with stucco. However, the dimensions of the original storefront openings remained apparent. The storefront materials have changed several times since then, especially on the 207 Washington Ave N storefront. (See photos in the appendix of the property over time.)

In July 2014, an automobile accident damaged the bottom right corner of the 207 Washington Ave N storefront. The interior storefront materials have been stripped in preparation for storefront replacement and temporary plywood has been placed on the exterior where the building was damaged. (See existing interior and exterior photos in the appendix.)

APPLICANT’S PROPOSAL. The applicant is proposing to replace the entire storefront opening of the 207 Washington Ave N side of the building. The aluminum storefront would include transom windows along the top of the storefront, a 6-inch kickplate, and four 47” by 53” double-hung windows, which are proposed to be installed within the otherwise fixed storefront windows. The applicant is also proposing to install an outswing door. This building is located at its property line along Washington Ave N and the maximum encroachment allowed into the public-right-of-way is 4 inches for a door. Per the Public Works Department, the door cannot be an out-swinging door. No alterations are proposed to the 209 Washington Ave N storefront at this time.

PUBLIC COMMENTS. No comments have been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow storefront replacement based on the following findings:

1. *The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.*

In 1989, the Minneapolis Warehouse Historic District was listed on the National Register of Historic Places for its architectural significance and commercial significance associated with the wholesaling and agricultural implement warehousing industries and their supporting industries. The district is significant to the heritage of Minneapolis as it represents evolving patterns of commercial growth during the late nineteenth and early twentieth centuries that shaped the city's identity.

The period of significance for the historic district has been identified as 1865 through 1930. The building at 207-209 Washington Avenue North was constructed in 1926, within the period of significance. In 1989, the property was designated within the National Register of Historic Places Minneapolis Warehouse Historic District. The survey completed at the time of the National Register listing noted that a recent storefront renovation had caused the building to lose its integrity. Therefore, it was noted to be noncontributing.¹

The applicant's proposal to install an entirely glass storefront will be more in keeping with a typical commercial storefront from the 1920s. However, as no photos from the period of significance could be found of this property, the proposal is a contemporary interpretation of a 1920s glass storefront. CPED staff finds that the proposed double-hung windows are not in keeping with the criteria of significance or period of significance of the district as they would not have historically been incorporated into a one-story commercial storefront. There is also a lack of contemporary precedent for this design as well. Staff is therefore recommending that the double-hung windows not be allowed, and instead a fixed storefront window be installed between the transom and the kickplate. This could incorporate either two bays on either side of the door or one large fixed display window frame on either side of the door. (Staff has included a diagram of this in the appendix.)

2. *The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.*

The proposed storefront will replace the non-historic storefront on the 207 Washington Ave N side of the building which is the result of a significant remodel of both storefronts in the late 1980s. The 2009 Warehouse Historic District Designation Study noted that the 1987 alterations

¹ Minneapolis Warehouse Historic District, National Register of Historic Places Designation Form, 1989, page 48.
<http://nrhp.mnhs.org/nomination/89001937.pdf>

to the storefront had obscured the original fenestration and design intent and diminished the building's integrity, which rendered it noncontributing.² As the storefront is now proposed to be replaced, it is recommended that methods are explored to reestablish the property's integrity.

The historic dimensions of the storefront are clearly visible and the proposal would restore the original storefront opening. Staff finds that the proposal for a primarily glass storefront with aluminum framing is compatible with other storefronts in the area and would likely have been the typical materials utilized for a 1920s storefront. The exact design cannot be restored as historic photos have not been found to determine what that design would have been.

However, staff finds that the insertion of large double-hung windows within the otherwise fixed storefront would not be compatible with the other storefronts in the district or what would have historically existed in a 1920s Commercial Style storefront. Staff is recommending that the double-hung windows not be permitted and instead fixed display windows be installed, as is typical of other storefronts in the area.

3. *The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated.*

The City's heritage preservation regulations recognize a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Based upon the evidence provided below, the majority of the proposed work is compatible with and will ensure continued integrity of the historic district:

Location: The proposal will not affect the location of the property.

Design: The proposed storefront replacement will alter the design of the storefront. The renovation of the storefront in the late 1980s caused the building to lose its integrity. However, with the original storefront openings still apparent, there is an opportunity for this property to regain its integrity of design. The proposed design, which incorporates double-hung windows into a fixed storefront, would not have historically appeared in storefronts and has not been utilized in other buildings in the district. Staff recommends, as a condition of approval, that the double-hung windows not be permitted in the storefront.

Setting: The proposal will not affect the setting of the property.

Materials: No historic materials will be affected by this proposal. The original brick was covered in stucco in the late 1980s and the potentially original storefront was removed and infilled. Only non-historic materials would be removed as part of this proposal. The proposal to utilize aluminum framing for the windows is found to be appropriate, as aluminum was commonly found on storefronts dating from the 1920s and 1930s.³ The stucco is not proposed to be removed at this time; however staff recommends that with future renovations of the building, the applicant consider removing the stucco if feasible.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. The proposal would remove only non-historic elements of the storefront and would not affect the workmanship of the property.

² Minneapolis Warehouse District Designation Study, 2009.

http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert_264533.pdf

³ National Park Service, *Rehabilitating Historic Storefronts*, <http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The proposal to remove the late 1980s storefront and replace it with an aluminum and glass storefront will be more in keeping with the feeling of the 1920s commercial storefront.

Association: The proposal will not affect the association of the property.

With the recommended conditions of approval, the proposal will be compatible with and will ensure continued integrity of the Warehouse Historic District. As conditioned, the storefront replacement will remove non-historic and noncontributing features of the building and will help to reestablish the property's integrity.

4. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.*

The Warehouse Historic District Design Guidelines were adopted in 2010.⁴ The design guidelines were created to protect the integrity and character of the district and to help steward the district so that it is able to convey its significance for generations to come. The design guidelines promote the maintenance of buildings in the historic district and sensitive alterations to the existing buildings to continue their prolonged use.

Although the building is considered noncontributing, the Warehouse District Design Guidelines specifically state that the existing building design guidelines cover all of the buildings constructed within the district's period of significance (1865-1930) located in the Nineteenth and Twentieth Century Warehouse Areas of the Minneapolis Warehouse District. The following guidelines are specific to storefronts of existing buildings:

Fenestration - Storefronts & Display Areas:

Requirement:

- 2.44. Original or historically significant storefronts and display areas shall be retained.
- 2.45. The size of original storefronts or display areas shall not be altered.
- 2.46. Windows and doors shall not be blocked with opaque materials.
- 2.47. Original features such as the columns or piers that support the storefront framing, shall not be altered, obscured or removed.
- 2.48. Dropped ceilings in the interior of the building shall be set back at least ten (10) feet from exterior entryways or windows as to minimize visual impact from the street.

Advisory:

- 2.49. If an original storefront has been altered, the preferred treatment is to restore them to their original condition based on historic photos or other evidence.

⁴ Warehouse District Design Guidelines, adopted March 2, 2010.

http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert_264805.pdf

Other Considerations:

- 2.50. When the original design is not available through historic plans or photos for the replacement of a storefront, a contemporary profile will be considered, but existing original storefronts in the district should be as a reference for materials, scale, size of members and proportion.

Although the guidelines state that the preferred treatment would be to restore the storefront to its original condition, the original design cannot be confirmed through historic photos, as only a photo dating back to 1985 can be found at this time. Therefore, Guideline 2.50 would apply in this case. The proposal is a contemporary profile, with many features of an original 1920 storefront incorporated. (A diagram of the typical features of a storefront can be found in the appendix.) However, no existing original storefronts incorporate double-hung windows into an otherwise fixed glass storefront. Staff is recommending that the double-hung windows not be allowed, and instead that fixed storefront display windows be installed.

Additional design guidelines for window replacement also apply:

Fenestration – Windows: Windows are an important character defining feature of existing buildings. Original windows can often be repaired instead of being replaced. Simple modifications, that are sensitive to the original fabric, can often be made to improve their thermal capacity.

Requirement:

- 2.21. Original and historically significant windows shall be retained and repaired.
- 2.22. All decorative trim around the windows shall be retained, including lintels, pediments, moldings or hoods and if replacements are proven necessary, the original profile shall be replicated.
- 2.23. Clear transparent glass shall be used to replace missing panes or in full window replacement unless historical documentations show other treatments. Low emission coatings will be considered if they are not reflective or tinted.
- 2.24. Windows on primary facades shall not be removed or blocked to install air conditioning, mechanical equipment, louvers, or for any other reason.
- 2.25. New or expanded window openings on primary facades are not allowed, unless it is to restore an historical window opening and evidence is provided to support the opening.

Other Considerations:

- 2.26. New window openings on secondary facades will be considered.
- 2.27. Replacement windows will be considered if evidence is provided that significant numbers of the historical or original windows have been previously removed. A survey of the existing windows is required to document their condition and type.
- 2.28. Replacement windows will be considered if evidence is provided that original or historically significant windows cannot be feasibly repaired. A survey of the existing windows is required to document their condition and type.

- 2.29. When considering the replacement of historically significant windows, new windows shall be compatible in material, type, style, operation, sashes, size of lights and number of panes of the existing windows in that location.
- 2.30. True divided lights are required when replacing a divided light window.
- 2.31. Where true divisions are not possible, applied muntins, with an interstitial spacer will be considered. Applied muntins shall be installed on both sides of the glass.
- 2.32. Internal muntins, sandwiched between two layers of glass, alone are not allowed.
- 2.33. Replacement windows shall be finished with a painted enamel finish. Anodized or other unfinished treatments are not allowed.

Additional details about the specific window glass and finish that will be used were not provided in the application materials, therefore, staff is recommending that the replacement windows conform to the guidelines. Specifically, staff recommends conditions that the storefront glass is clear and transparent and that the window trim is finished with a painted enamel finish.

5. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The following standards are most applicable to this proposal:

Standards for Rehabilitation

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

No original elements of the storefront exist to retain or preserve; only non-historic materials will be removed. The dimensions of the original storefront will remain the same. The storefront replacement, as conditioned, would not create a false sense of historical development. The essential form of the storefront would not be impaired with the proposal.

Further, the Secretary of the Interior's Guidelines for Rehabilitation provide the following specific guidance for storefront rehabilitation:

Design for the Replacement of Missing Historic Features

Recommended

- Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended

- Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.
- Introducing a new design that is incompatible in size, scale, material, and color.
- Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

Staff finds that the alteration proposed will not materially impair the significance and integrity of the historic property as evidenced by the consistency of alterations with the Secretary of the Interior's standards and guidelines. With transoms above, fixed display windows on either side of the door, and the proposed six-inch kickplate at the bottom of the storefront, the proposal will introduce a new design that is compatible with the district and incorporates many of the features of a typical 1920s storefront but does not create a sense of false history.

6. *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.*

As conditioned, the certificate of appropriateness will conform to all applicable regulations of this preservation ordinance and would be consistent with the following policies of the comprehensive plan:

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

Heritage Preservation Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.

- 8.10.5 Prioritize the reuse of the city's historic buildings as a strategy for sustainable development.

7. *Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or*

usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.

The proposal does not constitute a destruction of property.

Before approving a Certificate of Appropriateness, and based upon the evidence presented in each application submitted, the Commission shall make findings that alterations are proposed in a manner that demonstrates that the Applicant has made adequate consideration of the following documents and regulations:

8. *The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.*

Based upon the evidence provided in the application, overall the applicant has made adequate consideration of the original nomination of the Warehouse Historic District. The applicant is proposing to remove non-historic storefront materials and replace them with a full glass storefront, bringing the storefront closer to its original appearance. Staff finds that with the recommended conditions of approval, storefront replacement on this building would adequately consider the description and statement of significance in the original nomination. Please see findings #1-3 for detailed analysis.

9. *Where applicable, adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.*

This storefront replacement proposal would not trigger Site Plan Review.

10. *The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.*

Based upon evidence in the application materials submitted, the applicant has made adequate consideration of the Secretary of the Interior's Standards. However, staff does not believe that the double-hung windows are compatible with the building or the district due to the lack of precedent for this design in the district. Although the applicant has provided some examples of other double-hung windows on the ground floor of buildings in the Warehouse District, no examples exist of double-hung windows set within an overall fixed glass storefront. This design would not have been typical of a historic storefront and is not utilized in other contemporary examples in the district. With transoms above, fixed display windows on either side of the door, and the proposed six-inch kickplate at the bottom of the storefront, the proposal will introduce a new design that is compatible with the district and incorporates many of the features of a typical 1920s storefront but does not create a sense of false history.

Before approving a Certificate of Appropriateness that involves alterations to a property within an historic district, the Commission shall make findings based upon, but not limited to, the following:

11. *The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.*

This building was constructed during the period of significance for the Warehouse Historic district. With the recommended conditions, the proposed alterations would be compatible with and support the continued significance and integrity of the district. The removal of the late

1980s storefront will help to reestablish the buildings integrity. See findings #1-3 for further analysis.

12. *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.*

The proposal will help to reestablish the integrity of a building which was noted to have lost integrity due to a prior storefront replacement from the 1980s. With the recommended conditions of approval, the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.

13. *The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.*

The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district. It will not impede the normal and orderly preservation of surrounding resources. The proposal as conditioned will help to reestablish the integrity of this storefront.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Certificate of Appropriateness:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the above findings and **approve** the Certificate of Appropriateness to allow storefront replacement on the property of 207 Washington Avenue North, subject to the following conditions:

1. The Department of Community Planning and Economic Development staff shall review and approve the final plans and elevations prior to building permit issuance.
2. The double-hung windows are not permitted. A fixed storefront window shall be installed between the transom and the kickplate. The fixed storefront shall incorporate either two vertical bays on either side of the door or one large fixed display window frame on either side of the door.
3. Glazing for the storefront windows shall be clear and transparent.
4. Aluminum window trim shall be finished with a painted enamel finish.
5. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than December 2, 2016.
6. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

ATTACHMENTS

1. Zoning map
2. 1926 Building permit
3. Photo c. 1985
4. Photo c. 1987
5. 2014 photo
6. Existing exterior and interior photos
7. Written description and findings submitted by applicant
8. Exterior elevation
9. Rendering
10. Site plan
11. Floor plan
12. Exhibits submitted by applicant
13. Materials
14. Typical storefront window diagram
15. CPED staff diagram of recommended condition #2
16. Correspondence

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

207 Washington Avenue North

FILE NUMBER

BZH-28470

ORIGINAL

PERMIT TO BUILD INSIDE OF FIRE LIMITS.

NO. A 17815

Owner J. J. Huss

Office of the INSPECTOR OF BUILDINGS,

Architect J. Manly Jackson Const. Co.

Minneapolis, Minn.,

2/24 1926

PROPOSED LOCATION OF BUILDING

No.	Street	Part of Lot	Lot	Block	Town, Addition or Sub-division
207 209-	N. Washington Av.		756		Maple

- Ward 4 Plate 54
- No. F 207868, 204103 Electrical Permit
- No. D 150254 Plumbing Permit
- No. K 21373 Elevator Permit
- No. E _____ Moving Permit
- No. G 6218 Htg. and Power Plant Permit
- No. H _____ Sign Permit
- No. C _____ Elevator Permit
- No. _____ Street Permit
- No. _____ Engineer's Certificate

DESCRIPTION OF BUILDING

Front	Depth	Height	Stories	Built of	Manner of Construction	To be Used as	To be Completed	Estimated Cost
44	115	17	1	Brick	store (2)		5/1/26	7,000.00

(O. K. - Nelson)

Permission is hereby granted to Manly Jackson Const. Co. to erect the building of foundation described in the above statement. This permit is granted upon the express condition that the person to whom it is granted, and his agents, employes and workmen, in all the work done in, around and upon said building, or any part thereof, shall conform in all respects to the ordinances of the City of Minneapolis, regarding the construction, alteration, maintenance, repair and removal of buildings within the city limits; and this permit may be revoked at any time upon violation of any of the provisions of said ordinances.

The term "ordinances" as used in this permit shall also include the laws of the State of Minnesota.

WARNING
Steps, retaining walls, fences
structures not per-

AGREEMENT AND SWORN STATEMENT.

I, Manly Jackson Const. Co., in consideration of the sum of _____ Dollars, to me by the Inspector of Buildings of the City of Minneapolis of the above permit, I hereby agree to the proposed work in accordance with the description above set forth and according to the provisions of the ordinances of the City of Minneapolis, and, being first duly sworn, I hereby state and say that the facts stated by me and contained in the above permit are true as therein stated.

Joe S. Thompson Inspector of Buildings.

Subscribed and sworn to before me at Minneapolis, Minnesota, this 24 day of Feb, 1926.

My commission expires 5/16 1932

Manly Jackson Const. Co.
Manly Jackson
Notary Public, Hennepin County, Minn.



HARDWARE SUPPLIES
Special Discounts

209

TWIN
CITIES
CARDING
MILL

 **TWIN CITIES CARDING MILL**

THE FUTON STORE OF MPLS.

Futons

1985: National Register survey documents



c. 1987 - National Register survey documents



53 VIKINGS
0 BOAT CRUISES
1 SPORTSBOOK

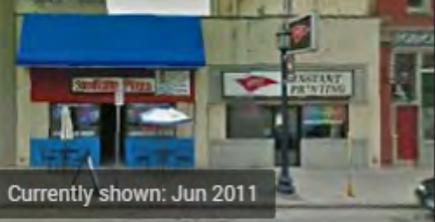
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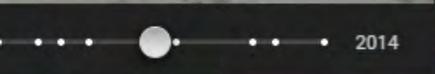
XXX

RAPID INSTANT PRINTING

ROBICHAUD & ANDERSON



Currently shown: Jun 2011



Google Streetview Photo: June 2011





Currently shown: Aug 2013

2014



Pedal Pub Home Base

ATTENTION

Stadium Pizza

RAAT

INSTANT PRINTING

ROBICHAU & AND



FOR SALE
612-824-2100
ALLSTATES
RE/MAX

ATTENTION
New & Used, Repair, Parts
A Cold Ice by the Sea
PART OF THE
CELEBRATION

CHANTICLEAR

Headquarters

Minnesota
WELL

CHANTICLEAR
Pizza

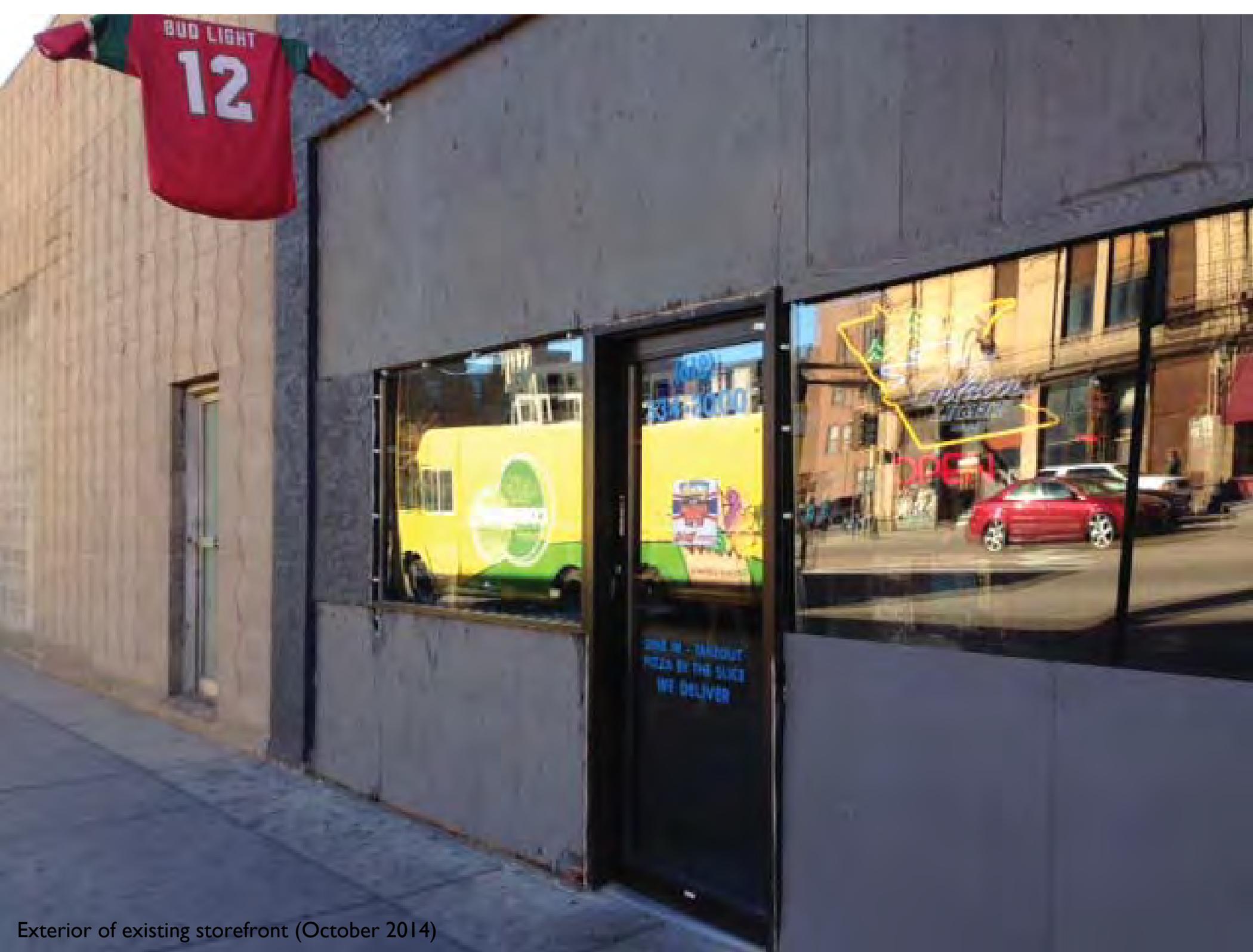
Headquarters!

City Assessor Photo: January 2014



207 Washington Ave N

209 Washington Ave N



Exterior of existing storefront (October 2014)



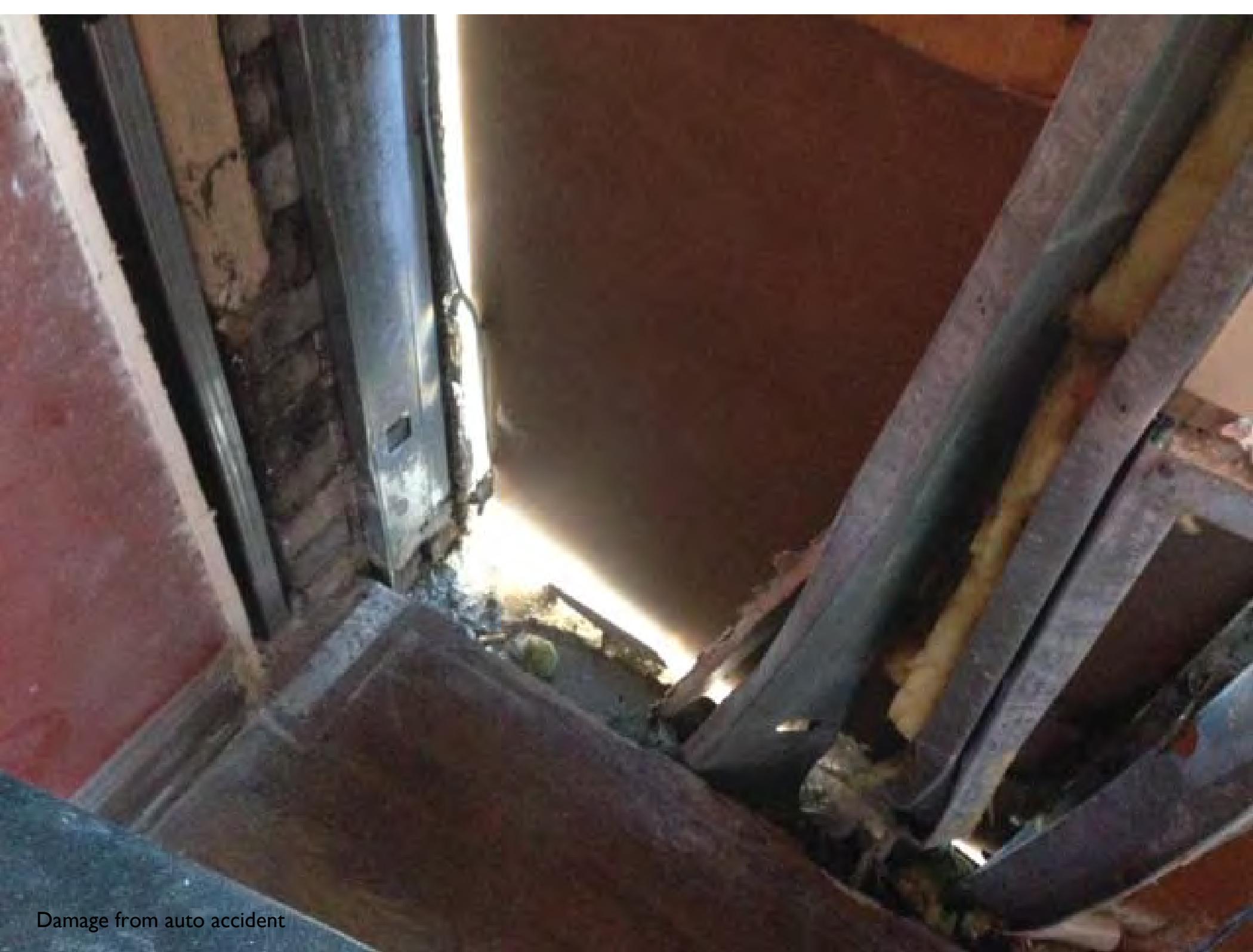
Exterior of existing storefront



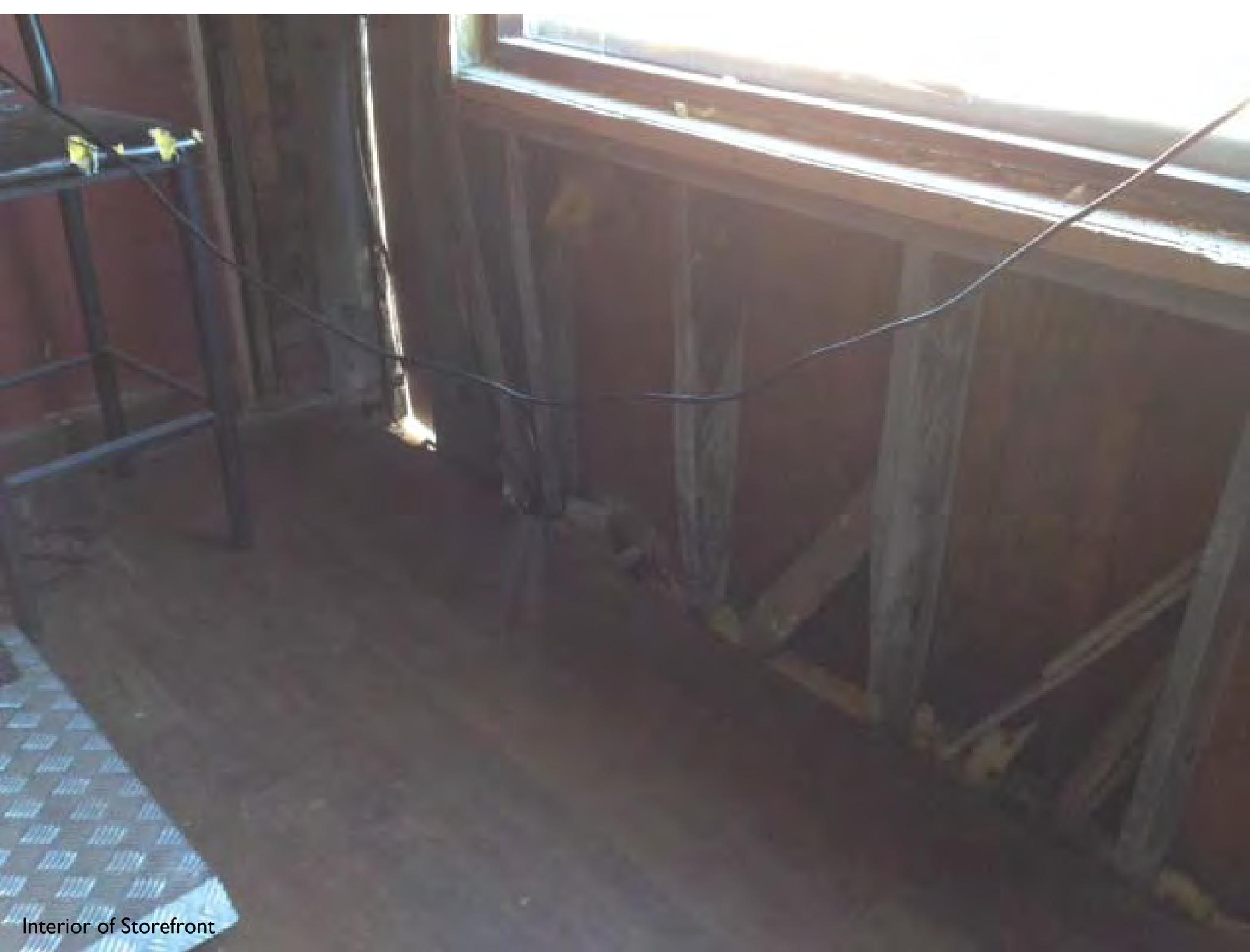
Exterior of existing storefront



Interior of Storefront



Damage from auto accident



Interior of Storefront



Interior of Storefront

**Statement of Specific Application Requirements
in Support of Application
for Certificate of Appropriateness**

PE Rein Construction, LLC., on behalf of Chanticlear Pizza submits this Statement in Support of Application for Certificate of Appropriateness for the repair and reconstruction of the storefront of Chanticlear Pizza, located at 207-209 N. Washington Ave. Minneapolis.

Project Description

The repair and reconstruction of the Chanticlear Pizza storefront will consist of removing non-historical materials damaged by an auto accident which occurred on July, 2nd, 2014. These materials include plywood, metal studs, glass and metal frames. The proposed repair and reconstruction will consist of floor-to-ceiling glass with metal frames, 6" metal curb at the bottom and four double-hung style windows. This proposed repair will bring the front of the building back much closer to the original design of the building than what is currently in place.

Considerations

The current condition of the storefront is shown in exhibit A. It shows exposed non-historical plywood, and details the damage caused by the accident, as shown in exhibit B. Exhibit C details the proposed elevation. Exhibits D & E support the proposed repair and remodel by showing that even though double-hung windows on first-floor storefronts were not common, they were still used. Exhibit D is 204 N. 1st St. and Exhibit E is 200 N. 1st St., both of which are located in the Warehouse Historic District. Exhibit F details the property at 200 N. 1st St. Exhibit G is a map of the Warehouse Historic District with locations of example used in this consideration.

The proposed repair/alteration is compatible with the criteria of significance and period of significance, as the propose repair/alteration shall bring the façade of the building closer to it's original appearance than what is currently in place.

The proposed repair/alteration is compatible with and supports the interior and/or exterior designation in which the property was designated, as the proposed repair/alteration more-closely resembles the only available visual evidence, documented to date from 1985. It is unclear what the original façade & purpose of the building was intended for when built in 1926.

The proposed repair/alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated, as the proposed repair/alteration shall give the façade the appearance of what is believed to closely resemble what it may have been when originally built. However, it is difficult to

determine who the façade specifically appeared in 1926, as there is nothing to document this prior to 1985.

The proposed repair/alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property, as there will be no historically significant sections of the building being repaired/replaced. With the feature of a 6" curb along the bottom of the façade and floor-to-ceiling glass above, the façade shall more-closely resemble the appearance of the period, rather than what is currently in place.

The proposed repair/alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property in line with the The Secretary of the Interior's Standards for the Treatment of Historic Properties. Through these guidelines & standards, it is stated that larger display areas came to popularity in the 20th century. The proposed repair/alteration shall follow this popular trend. The earliest evidence of use for this property is from 1985, where it shows the building used as a hardware store. Considering the current use of the property as a restaurant, it is not logical to reestablish the appearance of the façade to this use. This also may not be an accurate assumption of the original use of this building.

The Certificate of Appropriateness shall conform to all applicable regulations of the preservation ordinance and The Secretary of the Interior's Standards for the Treatment of Historic Properties as there shall be no removal of historic features, the repair/alteration shall not appear residential rather than commercial, no historic materials shall be removed and the location of the storefront's main entrance shall not be moved.

As the earliest evidence to the original appearance of the façade is dated 1985, it is stated that the proposed repair/alteration shall appear more accurate to the original façade than what is currently in place.

According to Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review, Subsection 530.270 Historic preservation, the proposed repair/alteration complies with requirements "to the extent practical" as to rehabilitate the façade to the earliest documented appearance, dated 1985, would not be practical to the building's current use. Rather, the proposed repair/alteration shall more-closely resemble a building of its current use from the time period when the building was built.

According to the Secretary of the Interior's Standards for the Treatment of Historic Properties, the proposed repair/alteration shall be a more-accurate rendition of commercial storefronts of the time period, featuring larger display windows and curb/kick-plate running the length of the façade.

The proposed repair/alteration is compatible with the period of significance, as said proposed repair/alteration shall restore much of what is believed to be the original integrity of the storefront.

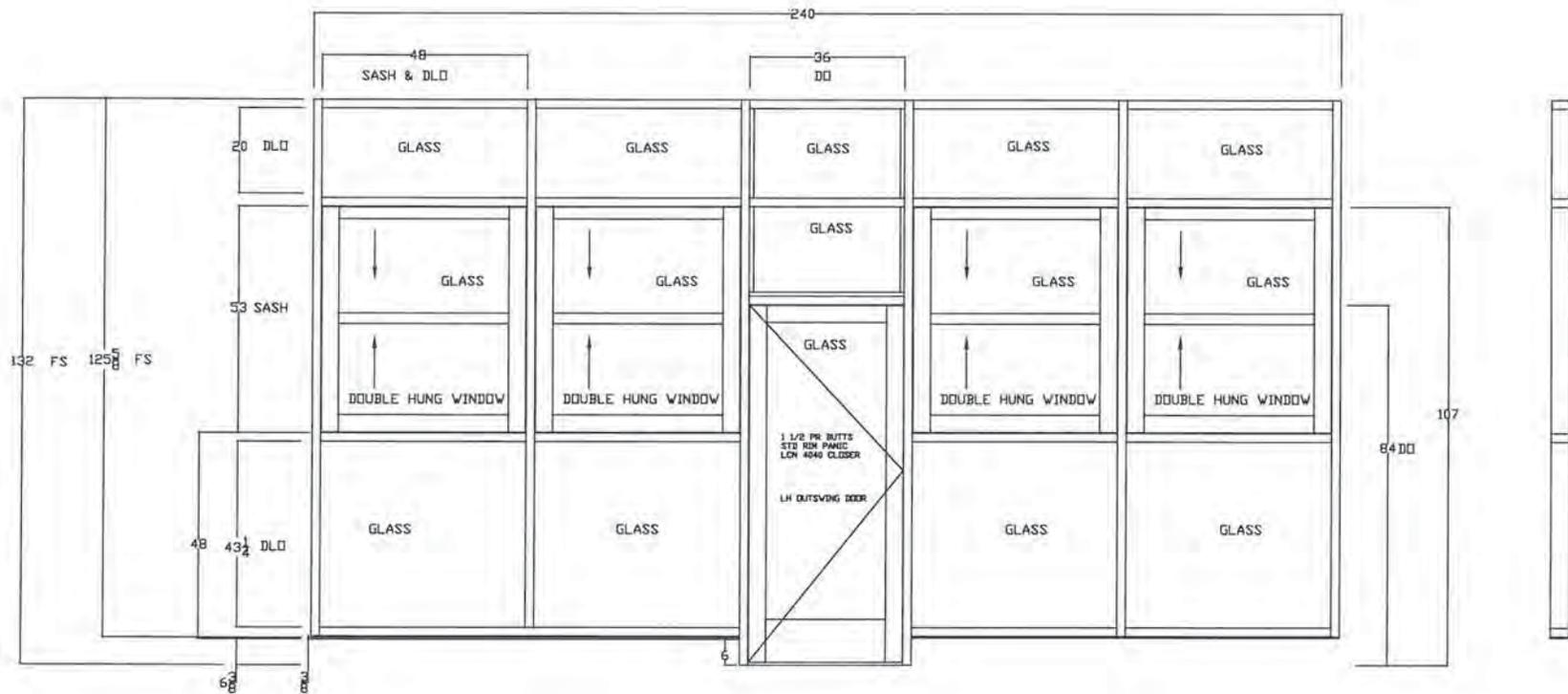
Granting the certificate of appropriateness to this project shall be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district. In fact, the proposed project shall greatly improve the appearance of the façade from its current appearance and bring the appearance closer to the believed original appearance.

The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district, as the current appearance of the façade holds no historical significance whatsoever. The proposed project shall not remove any historic materials, as non remain. In addition, storefronts of the time period featured large panes of glass for display, as is proposed in this application.

Conclusion

With careful consideration and understanding of the guidelines of historical preservation, this repair and remodel to the Chanticlear Pizza storefront will improve the appearance of the building and will be much more historically accurate as opposed to the current condition. This project is appropriate for the historic district as follows:

1. No historical material will be disturbed, nor removed.
2. The proposed elevation shall be closer in design to the original appearance of the building, as opposed to the current condition.
3. The proposed project shall drastically improve the appearance of the building, adding value and integrity to the Warehouse Historical District.

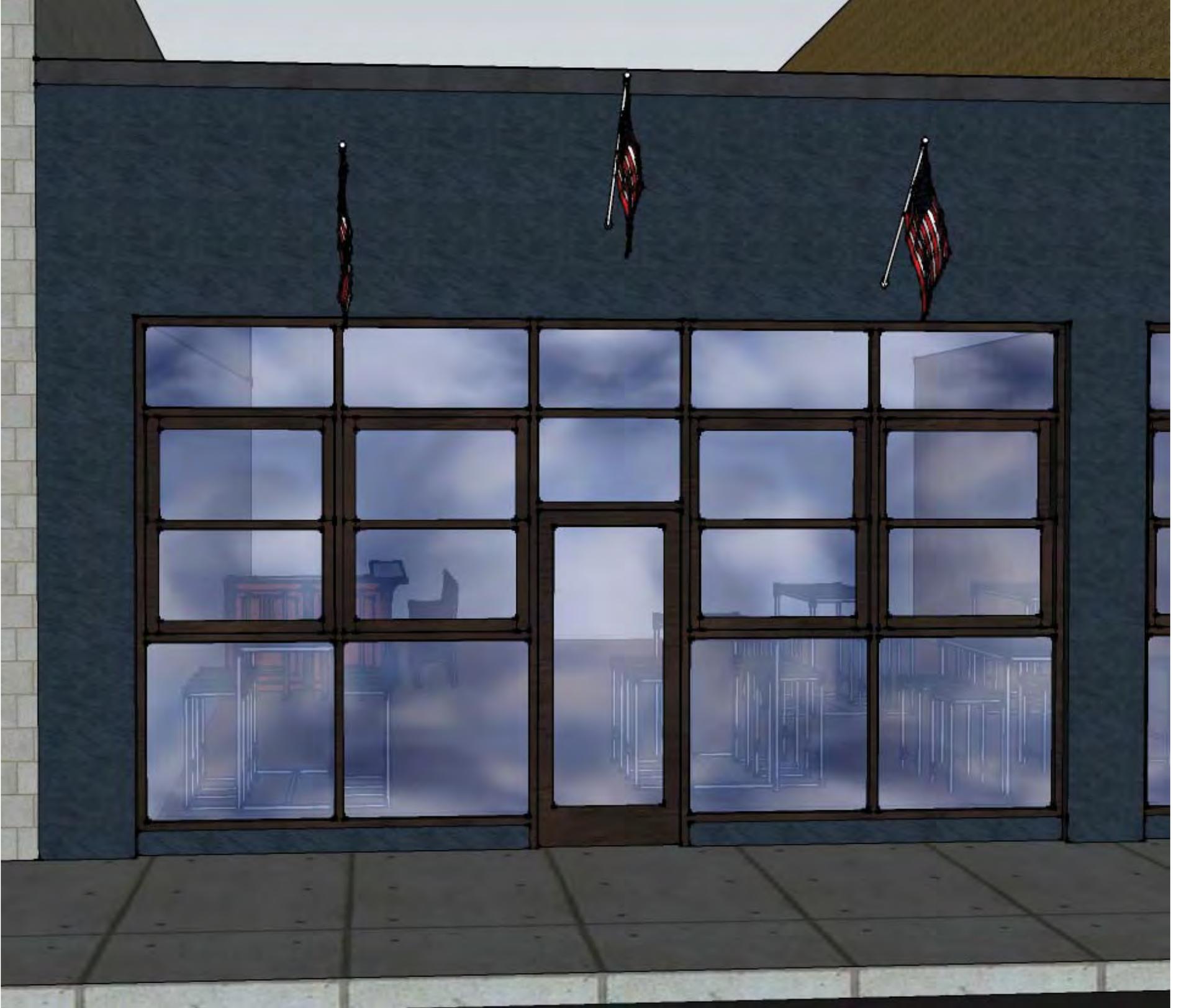


CHANTICLEAR PIZZA

EXTERIOR ELEVATION

EXTERIOR

INTERIOR





Chanticleer
Pizza

Headquarters

OPEN

Headquarters!

Exhibit A

11.06.14

N. WASHINGTON AVE.

SIDEWALK

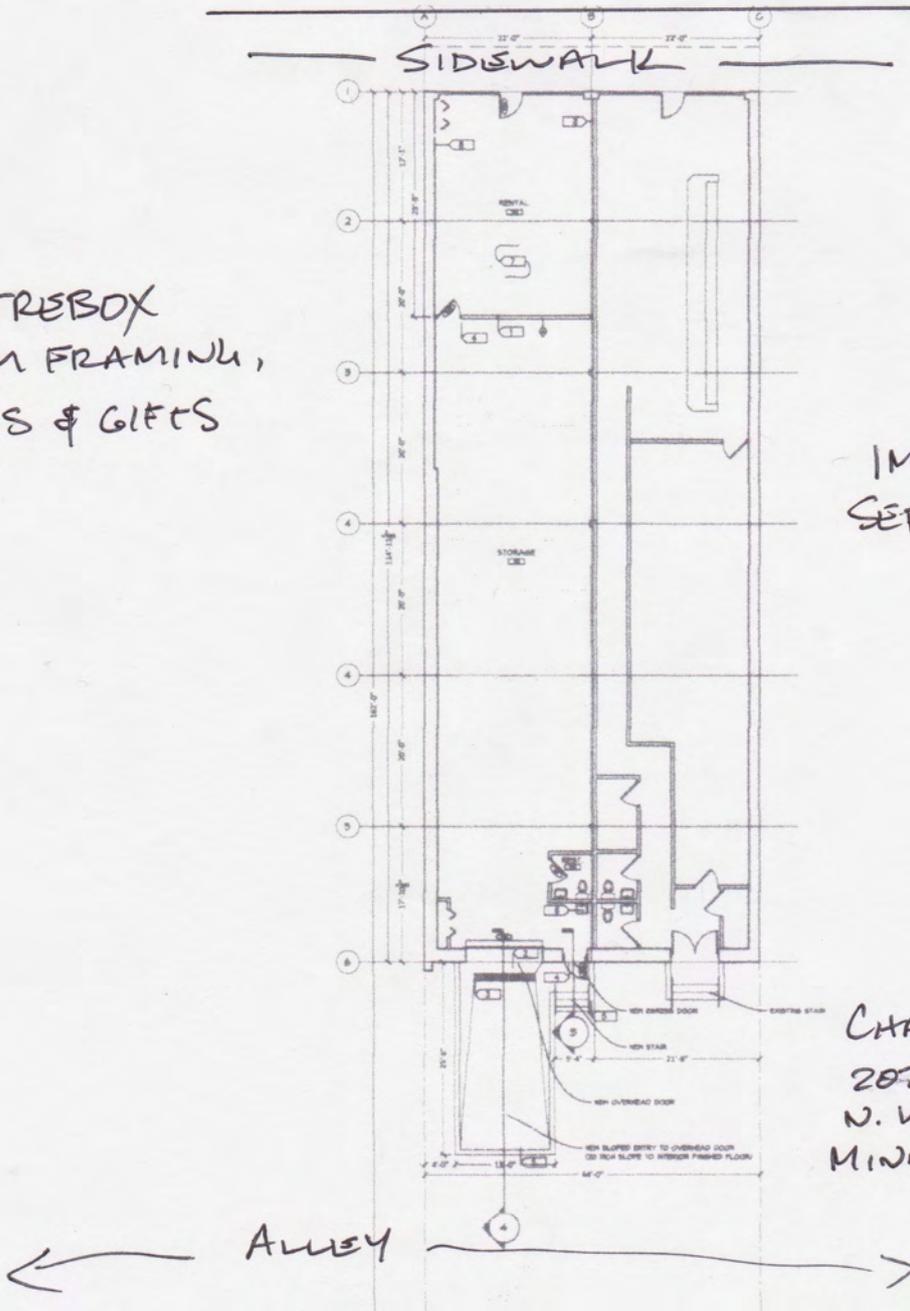
MITREBOX
CUSTOM FRAMING,
CARDS & GIFTS

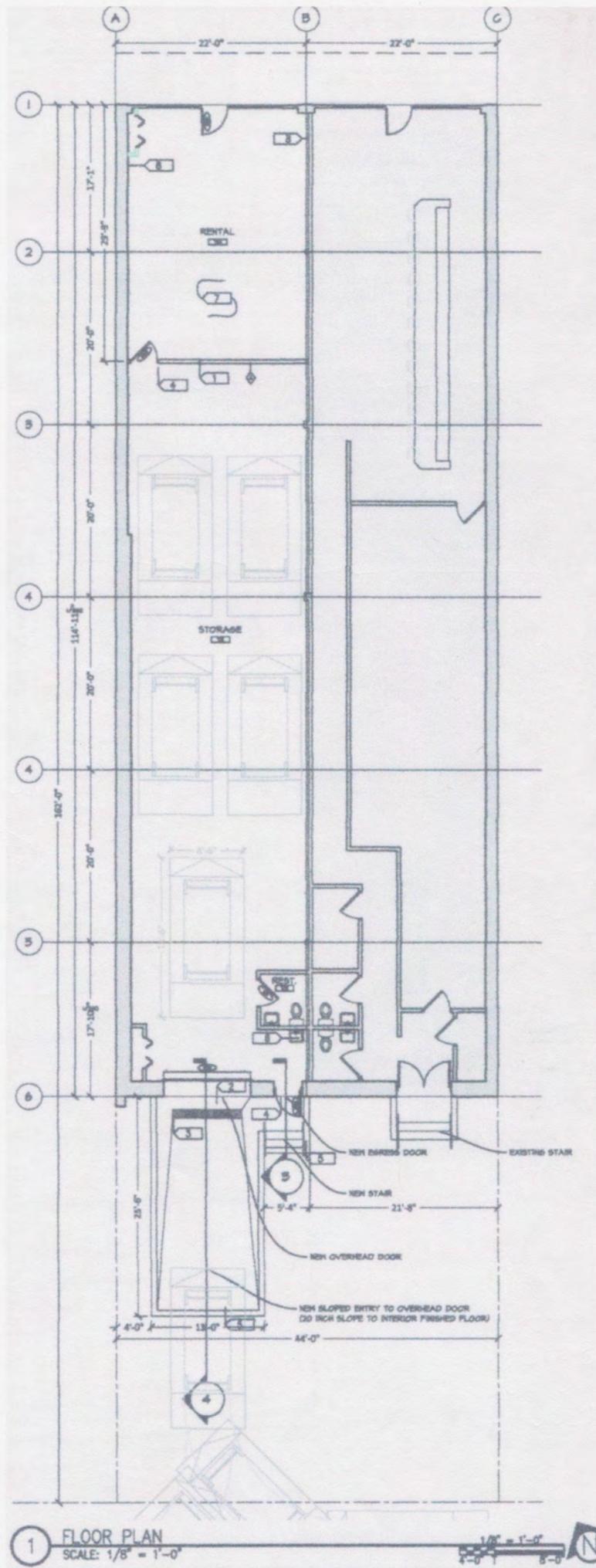
IMPORTED CAR
SERVICE CORP.

CHANTICLEAR PIZZA
207-209
N. WASHINGTON AVE.
MINNEAPOLIS, MN. 55401

ALLEY

1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

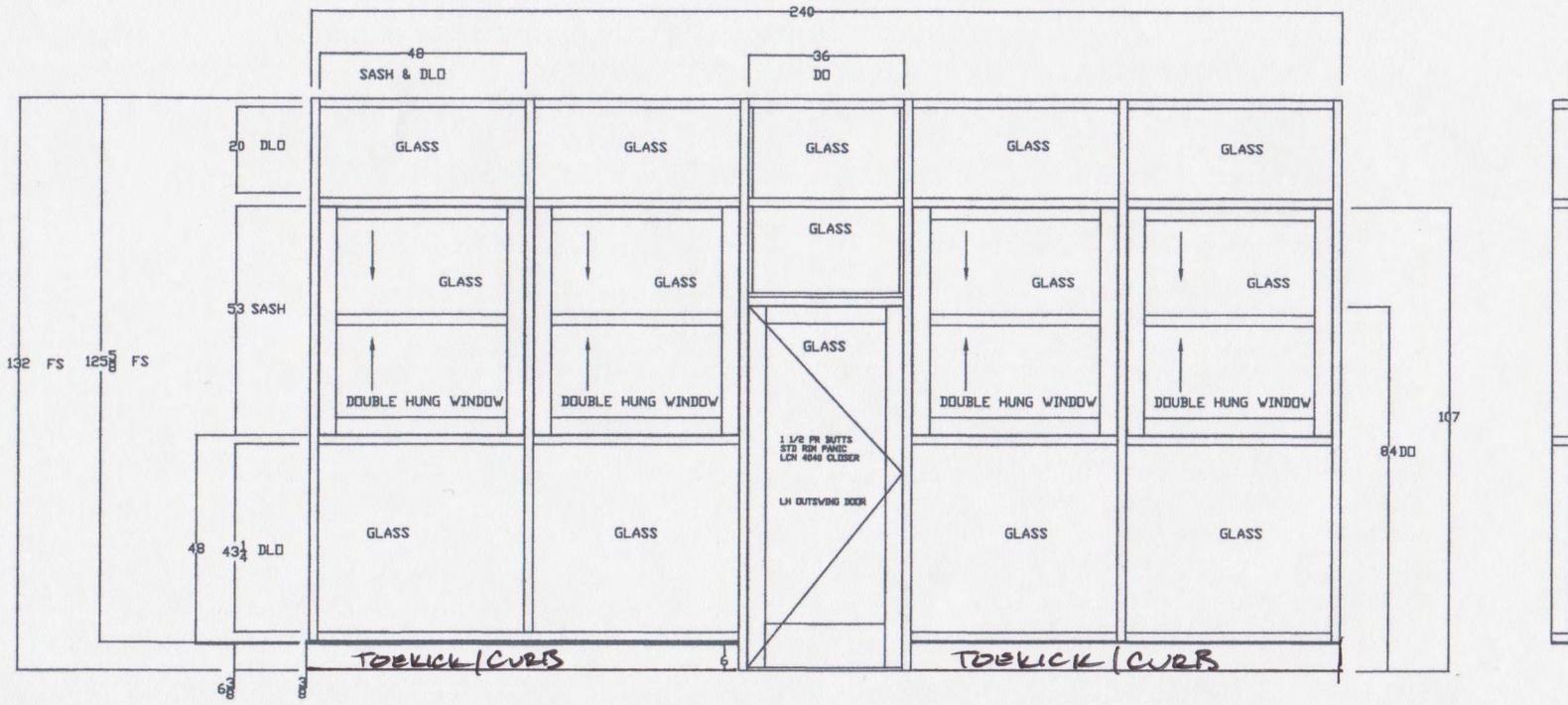




CHANTICLEAR PIZZA
 207-209
 N. WASHINGTON AVE.
 MPLS, MN. 55401
 FLOOR PLAN
 11.06.14



EXHIBIT 13



CHANTICLEAR PIZZA

EXTERIOR ELEVATION

EXTERIOR

INTERIOR

EXHIBIT C



EXHIBIT D



200 N. 1st St.
EXHIBIT E

58. **Address:** 200 1st Street North
Historic Name: Northwestern Hide & Fur Company
Common Name: 200 1st Street North
Architect: Unknown
Year Built: 1881 and 1902
Status: Contributing



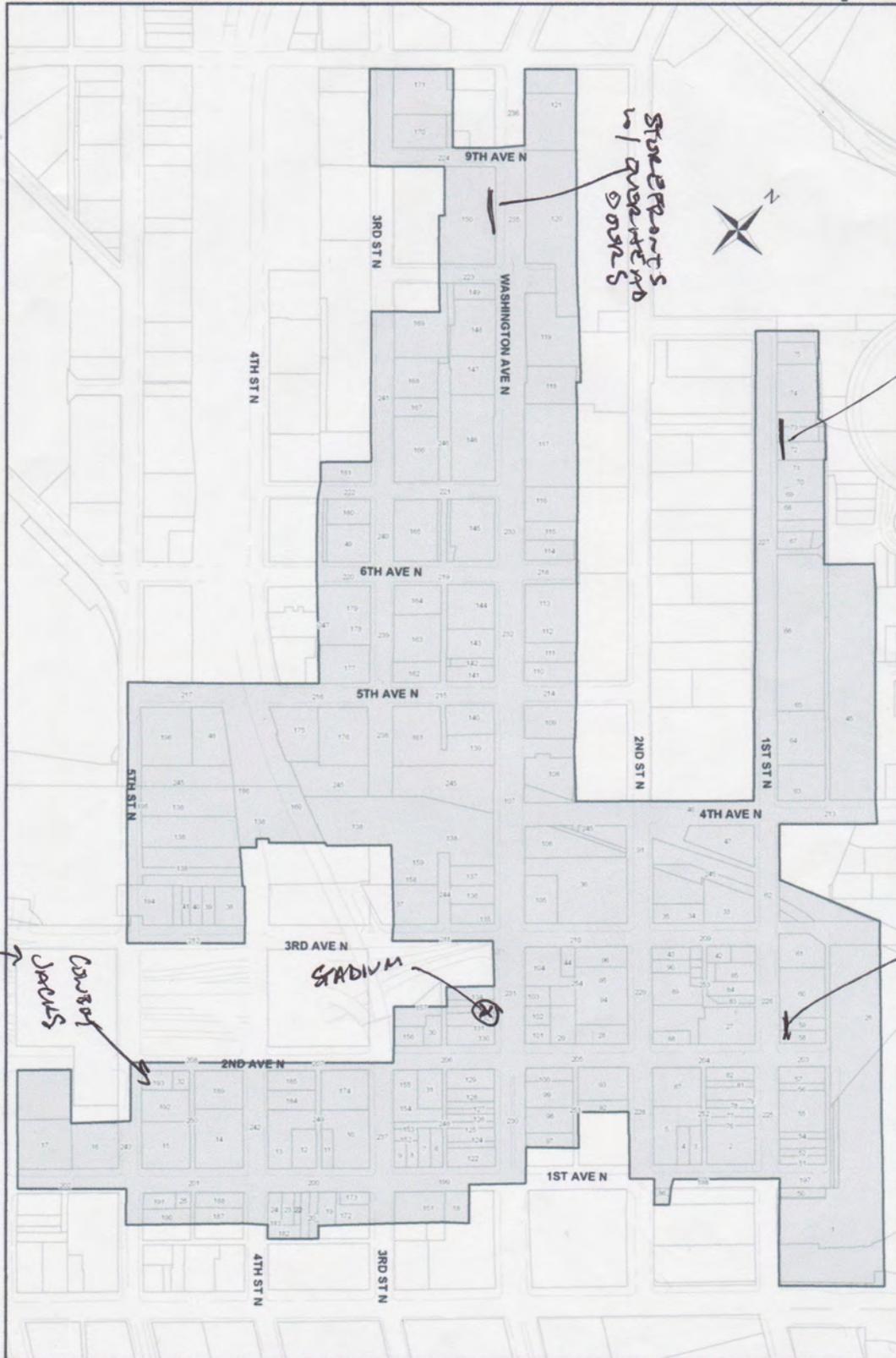
This two-story symmetrical brick building designed in a vernacular style features a five bay facade with all openings capped by segmented brick arches with projecting hoods. A brick band connects all windows on the second floor. A similar addition was constructed to the rear in 1902 with pilasters handled like quoins or stepped blocks. The building retains its integrity.

59. **Address:** 206 1st Street North
Historic Name: Hennepin Hotel
Common Name: 206 1st Street North
Architect: F.B. Hart
Year Built: 1888
Status: Contributing



The Hennepin Hotel is a three-story brick and stone building with a four bay facade. Its principle design feature is a series of segmented arches with raised hood executed in the Queen Anne Style. In 1986 the hotel was converted into office space at which time the windows were replaced. The windows were again replaced in 2005. The building retains its integrity.

Warehouse Historic District: Resource Index Map



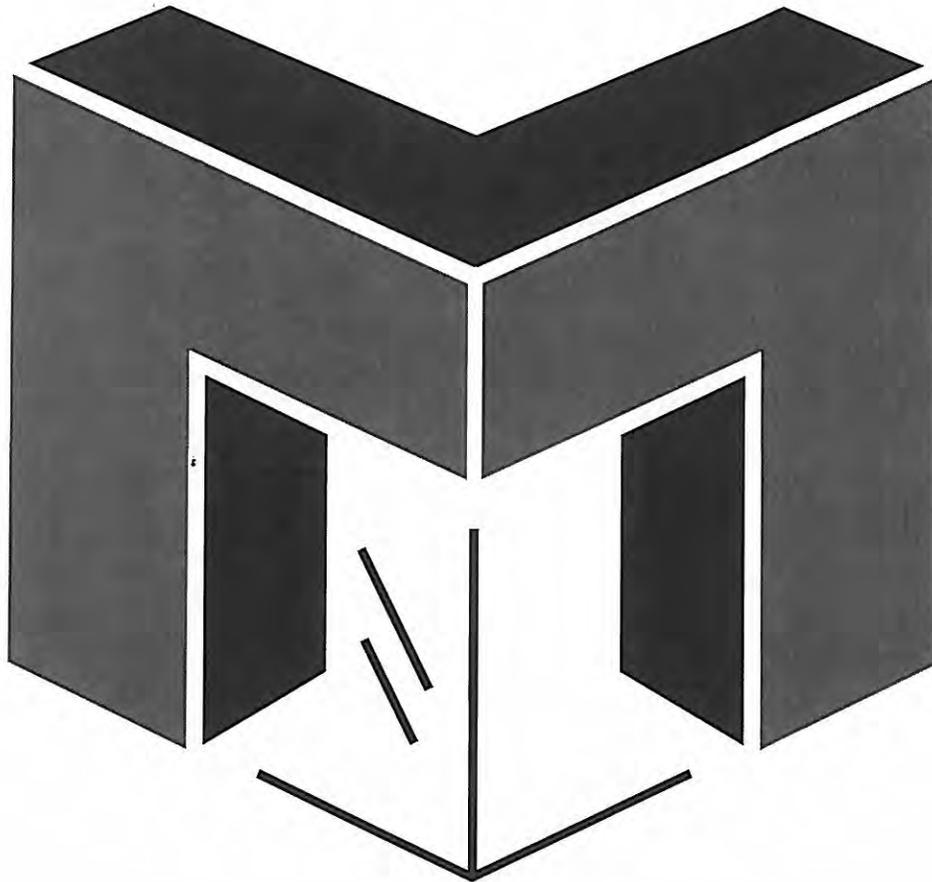
STREETFRONTS
w/ D.H.
WINDOWS

HOME
w/ D.H.
WINDOWS

STREETFRONTS
w/ D.H. WINDOWS

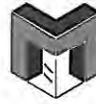
EARTH STREETSFRONT
IS SUBINCL. WINDOWS
(~~126 5th St. N.~~)

7041 Series
4 1/16" Heavy Commercial
Single & Double Hung
Window

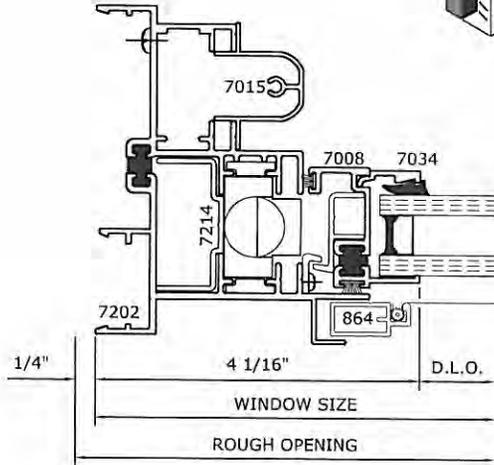
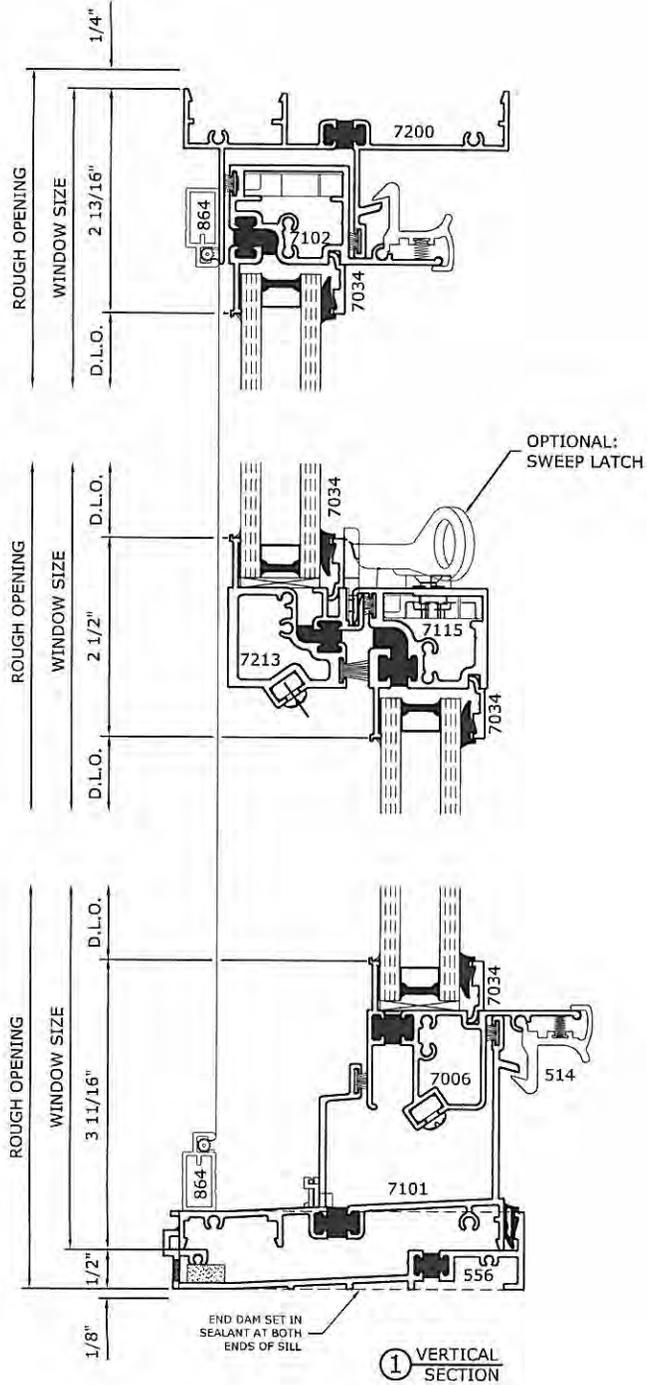


MANKO WINDOW SYSTEMS, INC.
800 HAYES DRIVE
MANHATTAN, KANSAS 66502
PHONE: (800) 642-1488 (785) 776-9643
FAX: (800) 576-2656 (785) 776-9644

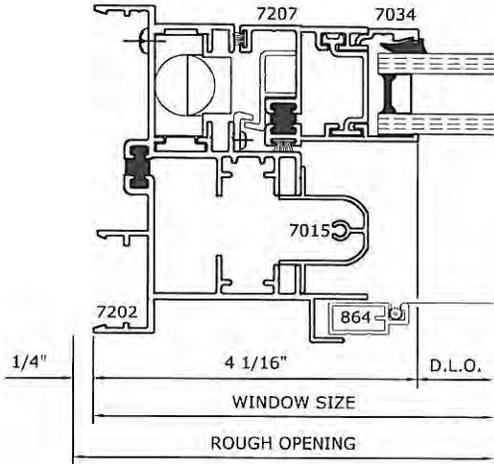
MANKO WINDOW SYSTEMS, INC.
11000 EAST 51ST AVE. SUITE B
DENVER, COLORADO 80239
PHONE: (888) 642-1488 (303) 375-0642
FAX: (888) 576-2656 (303) 375-0669



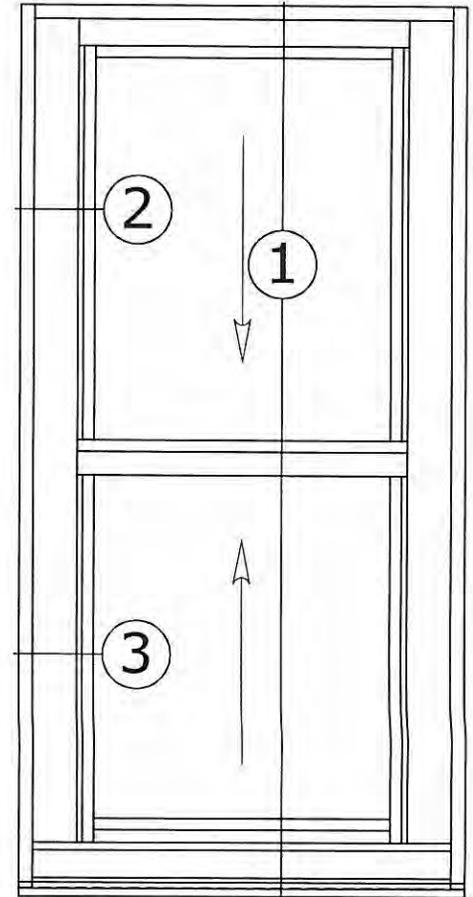
7041 DOUBLE HUNG



② JAMB



③ JAMB



Typical features of a storefront window

Storefront Window



Frame

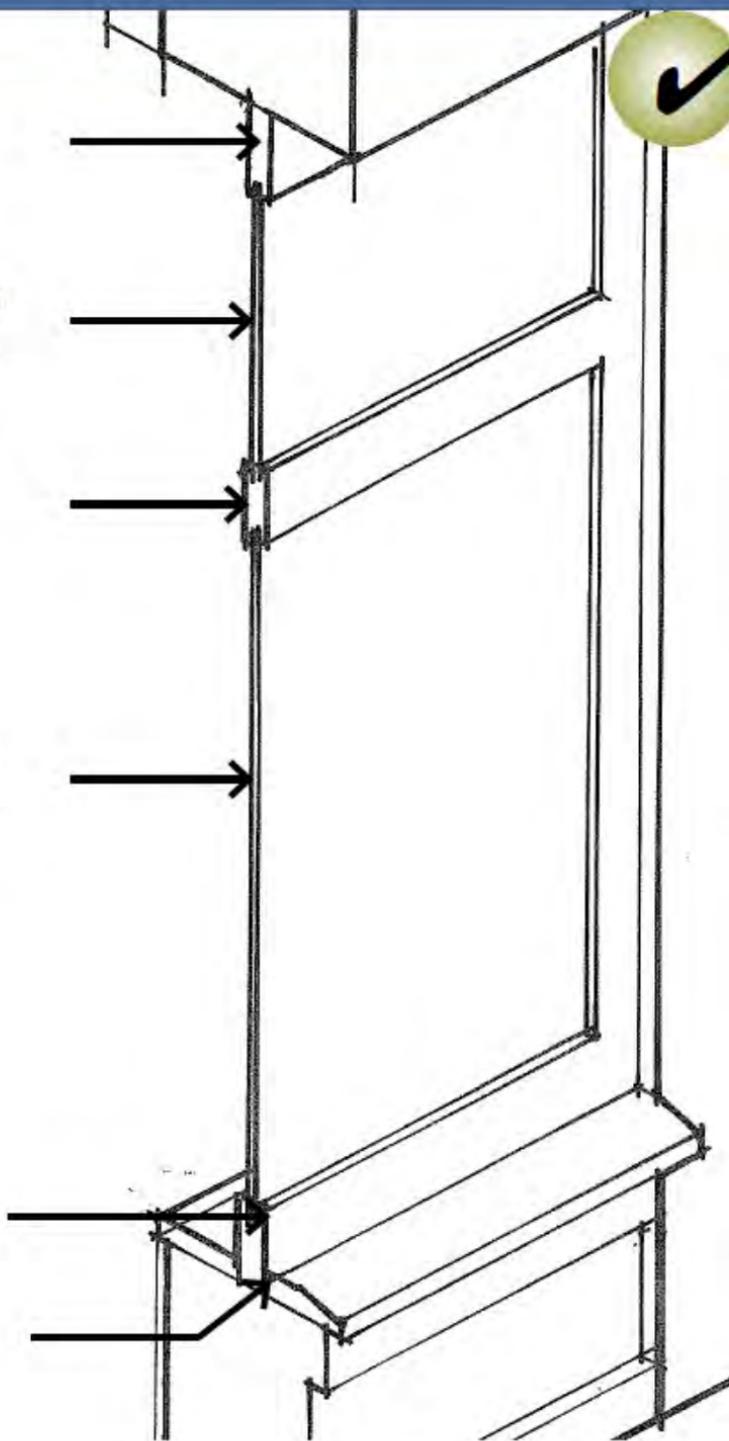
Transom
Window

Frame

Display
Window

Frame

Sill



CPED Staff Recommended Condition:

2. The double-hung windows are not permitted. A fixed storefront window shall be installed between the transom and the kickplate. The fixed storefront shall incorporate either two vertical bays on either side of the door or one large fixed display window frame on either side of the door.



2 vertical bays on either side of the door



1 large fixed display window frame on either side of the door

(Diagram made by CPED staff for illustrative purposes only)

Steiner, Lisa

From: Peter Rein <pereinconstruction@gmail.com>
Sent: Friday, November 07, 2014 10:16 AM
To: info@thedmna.org
Cc: Steiner, Lisa
Subject: Notice of proposed repair to storefront at 207 N. Washington Ave.

To Whom It May Concern,

I am writing on behalf of Joel Hunt, owner of Chanticlear Pizza, located at 207 N. Washington Ave. On July 2nd, an incident occurred involving a vehicle striking the front of the above mentioned business. Extensive damage was caused and requires major repair. I have been hired as the General Contractor to make necessary repairs to the property.

As part of the application for a Certificate of Appropriateness that is required with any structure listed as historic, I am notifying your neighborhood group of our intent to repair and rebuild the storefront.

I have attached two files. One shows the storefront after the accident, and the second is an elevation drawing of the proposed repair. All businesses and residencies within 350 feet of Chanticlear Pizza will also be notified by mail of a scheduled public hearing once it is scheduled.

We will be replacing the effected areas of the storefront with commercial-grade storefront glass, to include a 6" curb along the bottom where the front meets the sidewalk. The stucco areas are to remain, as to not disturb more of the storefront than is necessary.

If you have any questions or concerns, please feel free to contact me via email or telephone.

--

Thank you,

Peter Rein

P E Rein Construction, LLC.
612.999.8400
pereinconstruction@gmail.com

North Loop Neighborhood Association

207 5th Avenue North - Minneapolis, MN 55401

Name *

Peter

Rein

First Name

Last Name

Email Address *

pereinconstruction@gmail.com

Get connected with the latest events, news, and information in the North Loop.

Message *

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If you have any questions or concerns, please feel free to contact me via email or telephone.

Sincerely,

Peter Rein
PE Rein Construction, LLC.
pereinconstruction@gmail.com
612-999-8400

Submit

Steiner, Lisa

From: Peter Rein <pereinconstruction@gmail.com>
Sent: Friday, November 07, 2014 10:21 AM
To: Frey, Jacob
Cc: Steiner, Lisa
Subject: Notice of proposed repair to storefront at 207 N. Washington Ave.

To the office of Councilman Frey,

I am writing on behalf of Joel Hunt, owner of Chanticlear Pizza, located at 207 N. Washington Ave. On July 2nd, an incident occurred involving a vehicle striking the front of the above mentioned business. Extensive damage was caused and requires major repair. I have been hired as the General Contractor to make necessary repairs to the property.

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--

Thanks!

Peter

P E Rein Construction, LLC.
612.999.8400
pereinconstruction@gmail.com